

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata – 700 075

Name of the Applicant: Ganaks Housing Development Industries LLP

Name of Project: Kailashnath Apartment

WB RERA Registration No: WB RERA/P/WES/2023/000534

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Extension of Registration (1) ----- 31.05.2024	<p>Whereas an Application dated 03.04.2024 has been submitted as per the provisions contained in section 6 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, by the Applicant Promoter, the Senba India before the West Bengal Real Estate Regulatory Authority (WB RERA), for extension of the Real Estate Project namely 'Kailashnath Apartment', with payment of fees for extension of the project amounting to Rs.6,580/- (Six Thousand Five Hundred Eighty only) on 04.01.2024, which is twice the registration fees of the said project, by electronic transfer made to the Account of the WB RERA Authority;</p> <p>And Whereas the said project was registered under West Bengal Real Estate Regulatory Authority (WB RERA) with WB RERA Registration No. WB RERA/P/WES/2023/000534. The validity of the Registration of the said project is going to be expired on 06.12.2024. As per the Applicant, he had applied for extension of three more floors which has been granted by Midnapore Municipality with the plans and specification sanctioned as per Building Permit No.44 dated 19.12.2023, therefore the Promoter needs additional 9 (nine) more months to complete the project. Hence, he is praying for an extension of 9 (nine) months as the validity of registration of the said project is going to be expired on 06.12.2024 and the Applicant herein applied for extension of the validity of the registration of the said project for a period of 9 (nine) months from 07.12.2024 to 06.09.2025;</p>	

And Whereas a Meeting of the WBRERA Authority has been held today in chamber of Chairperson WBRERA and detailed discussion has been held regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly.

And Whereas a Notarized Affidavit-cum-Declaration dated 04.01.2024 has been submitted by the Applicant herein, explaining the reasons for seeking extension of the instant project. They have explained the reasons for non-completion of the said project within the validity period of the Registration of the said project and prayed for an extension of 9 (nine) months to complete the said project and handover of the flats / units to the Allottees.

As per the Applicant, in spite of their utmost effort, they will not be able to complete the construction of the project in all respect within the validity period of the aforesaid project that is within 06.12.2024 as the promoter had applied for extension of 3 (three) more floors which has been granted by Midnapore Municipality with the plans and specifications sanctioned as per Building Permit No.44 dated 19.12.2023. Therefore, the Applicant-Promoter needs additional 9 (nine) more months to complete the said project.

The Applicant Promoter also stated in the said Affidavit that no booking has been taken from any Home Buyer till date in the said project.

And Whereas, after careful examination of the Notarized Affidavit and supporting documents on Affidavit, submitted by the Applicant and placed on record, this Authority is of the considered view that there is a delay in the completion of the instant project and an extension is urgently required to safeguard the interest of the prospective Allottees/Home buyers in the said project and for completion of the said project, for obtaining the Completion Certificate from the Competent Authority and for handover process of the completed flats/units to the Allottees;

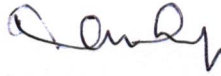
Now Therefore, in exercise of the power conferred under section 6 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 7 of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is pleased to take the decision unanimously to grant the extension of the Registration of the instant project namely '**Kailashnath Apartment**' for a period of **9 (nine) months** from **07.12.2024** to **06.09.2025**. The extension of 9 (nine) months is hereby granted on the ground of special circumstances to safeguard the interest of the allottees of the instant case, and in exercise of the powers conferred under the second paragraph of section 6 of the Real Estate (Regulation and Development) Act, 2016.

If this extension is not granted then interest of the prospective Allottees will be seriously affected and the extension is also required for obtaining Completion Certificate from the Competent Authority. Therefore,

this extension is hereby granted as a **Special Case** and this order should not be treated as a precedent in any other case of extension of project;

Secretary, WBRERA is hereby directed to issue a System Generated Certificate for Extension of Registration of the said Project as per **Form F** of the West Bengal Real Estate (Regulation and Development) Rules, 2021, for a period of 9 (nine) months from **07.12.2024** to **06.09.2025**;

Let copy of this order be sent to the Applicant by speed post and also by email immediately.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority